

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

ITE&C Dept - Land Allotment - Allotment of 10 acres land at APIIC IT Layout, Phase - II, Autonagar, Mangalagiri to M/s. Pi Data Centers - Orders – Issued.

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INFORMATION TECHNOLOGY, ELECTRONICS & COMMUNICATIONS (Promotions) DEPARTMENT

**G.O.MS.No. 11**

**Dated :22.05.2015**

**Read the following:**

1. G.O.Ms.No.13, AP IT Policy, ITE&C Department, dated 11.08.2014.
2. Proposal from M/s. Pi Data Centers Pvt Ltd dated: 23.09.2014.
3. Resolution of Council of Ministers meeting held on dated: 02.02.2015.
4. MoU of ITE&C Department with M/s. Pi Data Centers Pvt Ltd dated: 09.05.2015.

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**ORDER:**

Vide reference 1<sup>st</sup> read above, in order to promote IT & Electronic sector in the new State of Andhra Pradesh, Government has put in place IT Policy 2014-2020 wherein a special dispensation has been provided for setting up of IT Mega Projects in the state.

2. M/s. Pi Data Centers Pvt Ltd vide reference 2<sup>nd</sup> read above made a proposal to the Government for setting up of *Tier IV Data Centre*, at Mangalagiri, and requested for allotment of 10 acres of land at APIIC, Mangalagiri IT Layout. The proposal of Pi Data Centre envisages an investment of Rs.600 cr over 5 years with a total built-up area of about 5 Lakh Sqft and a capacity of 5000 Racks providing an employment of 300 highly technical IT professionals. For this purpose, M/s. PI Data Centers Pvt Ltd also sought certain special dispensation and provision of incentives such as water, power, road etc .

3. Vide 3<sup>rd</sup> read above, the council of Ministers has considered the above proposal. Basing on the above, after careful examination & consideration of all issues involved, Government hereby cause allotment of 10 acres of land to M/s. Pi Data Centers Pvt Ltd vide MoU at 4<sup>th</sup> read above, subject to the following terms & conditions:

(a) The parties here to further agree that M/s Pi Data Centers shall use the Plot for the purpose of undertaking of IT/ITES Activities.

(b) APIIC shall be the nodal agency for all permissions and shall supervise the optimum utilization of allotted lands.

(c) The Government of Andhra Pradesh, in due consideration of this Memorandum of Understanding shall cause APIIC to allocate an area of Ten (10) acres of land situated in APIIC Mangalagiri Layout to M/s Pi Data Centers at a Lease premium/price of Rs.1 (One) crore per

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acre for a lease period of 33 years, extendable for another 33 years period on satisfactory performance of the unit, and as per the terms and conditions of allotment of APIIC and prescribed herein.

(d) The undeveloped land/plot is considered for allotment in 'as is where is' condition.

(e) Completion of due diligence of the plot by M/s. Pi Data Centers, such as suitability of the Plot for the purpose of undertaking the activities; availability of adequate utilities and ownership /title of the Plot, but not limited to an environmental due diligence of the Plot alone, to the satisfaction of M/s. Pi Data Centers,

(f) M/s. Pi Data Centers to obtain the requisite corporate and regulatory approvals, including approvals to install and operate the various communication facilities on the Plot and APIIC shall facilitate such assistance that M/s. Pi Data Centers may reasonably require in order to obtain such approvals to undertake the activities;

(g) Direct employment of 300 is to be guaranteed on the subject land allotted.

(h) M/s. Pi Data Centers has to commence the construction within 6 (six) months from the date of handing over possession of land, complete the 1<sup>st</sup> phase of project within 15 months of taking over and commence operations within 3 months of completion. Otherwise, the allotment will be cancelled without any notice.

(i) M/s. Pi Data Centers, will construct an IT campus for their own purpose within the said land of about Ten (10) acres of Plot with an estimated investment of approximately Rs. 600 crores over a period of 5 years on the Ten (10) acres Plot and build its IT campus with total built up area of 5,00,000 sq.ft.

(j) M/s. Pi Data Centers, shall pay the management cost, maintenance costs, local area administration costs, property tax, water charges, power charges, etc. if any, to APIIC and any other statutory agencies from time to time as is applicable to other allottees and as per Municipal/ Local/ Civic Administration Rules/Acts/Statutes in force.

(k) This allotment of land is subject to compliance of all the Rules, Regulations, Terms & Conditions of allotment of APIIC, IT Policy 2014-2020 and GO Ms No 571, Revenue (Assgn.I) Department dated 14.09.2012.

(l) In case M/s. Pi Data Centers does not commence its construction nor start operations nor does not fulfill the obligations mentioned hereunder, the subject land allotted is liable for cancellation and resumption by APIIC.

(m) M/s. Pi Data Centers shall not approach any court of law on the above clauses. Any disputes/ differences of opinion will be amicably settled by the IT&C Department/Allotment Agency.

(n) Any other terms and conditions as deemed fit from time to time imposed by the GOAP and made in consultation with M/s Pi Data Centers on the allotment made are binding upon M/s. Pi Data Centers.

4. Further, as approved by the Council of Ministers as at 3<sup>rd</sup> read above, the following will be provided by GoAP to Pi Datacenter additionally in order for Pi Data Centers to start construction and become operational as mentioned in clauses above.

(i) An exclusive 33/11 KV substation with a capacity of up to 60 mega watt power to the M/s Pi Data Centers with uninterrupted electric power supply through unique dual power sources to maintain redundancy.

(ii) Uninterrupted and continuous supply a minimum quantity of water required per day through exclusive separate pipeline drawn from Krishna River or through any other alternative water source;

5. The incentives, terms & conditions of the IT Policy 2014-2020 of GoAP, shall be applicable to the proposed allotment of the Plot to M/s. Pi Data Centers Pvt Ltd. Further, as a Mega Project, M/s. Pi Data Centers is eligible for special dispensations as approved by Cabinet of GoAP.

6. AP Industrial Infrastructure Corporation (APIIC) is therefore hereby informed to take necessary action to accordingly cause necessary action for allotment of subject land, enter in to lease agreement, with the above terms & conditions, as well as the allotment regulations of APIIC, handover possession of the land to M/s. Pi Data Centers Pvt Ltd.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**SECRETARY TO GOVERNMENT**

To

- (i) The VC & MD, Andhra Pradesh Industrial Infrastructure Corporation
- (ii) The Secretary, Industries & Commerce Department
- (iii) The Secretary, Revenue Department
- (iv) OSD to CM
- (v) PS to Advisor IT
- (vi) OSD to MIT
- (vii) M/s. Pi Data Centers Pvt Ltd